

Where in the World is Your Precinct?

**Brookline Town Meeting
Members Association**

**PRECINCT
12**



TOWN OF BROOKLINE Precinct Reports

**Prepared for
BROOKLINE TOWN MEETING MEMBERS**

**With the assistance of the
GIS Division of the Department of Information Technology
Department of Planning & Community Development**

SEPTEMBER 2003

Brookline Precinct Profiles

Precinct 12

Introduction

The Brookline Precinct Profiles, otherwise known as, "Where in the World is Your Precinct?" were conceived by the Brookline Town Meeting Members Association (TMMA). The profiles have been developed for two purposes: First, to ensure that precinct residents have a resource to refer to when seeking information about their precinct; Second, for Town residents in other precincts and other people interested in learning more about a particular precinct.

Precinct 12 Narrative

◆ *Precinct Boundary*

Precinct 12 is located in west central Brookline adjacent to Brookline precincts 6, 10, 11, 13, and 14. It is bounded on the north by Washington Street; on the east by Gardner Road, Welland Road, Somerset Road, Blake Road, and Sumner Road; on the south by Buckminster Road and Druce Street; and on the west by Dean Road, Beaconsfield Road, Tappan Street, Garrison Road, Rawson Road, Claflin Road, Winthrop Road, and Beacon Street.

◆ *Precinct 12 History*

Precinct 12 contains sections of Brookline's Aspinwall Hill and Fisher Hill. The area between Tappan Street and Washington Street is part of Aspinwall Hill, originally belonging to Dr. William Aspinwall, the grandson of one of Brookline's original settlers, who took over the smallpox hospital of Zabdiel Boylston. Another early house and property owner was Lewis Tappan, an abolitionist, who married Susannah Aspinwall. Until the latter half of the 19th century, the Aspinwall and Tappan estates occupied most of the area, the latter being sold to George Batty Blake. He

enlarged the house and made the estate a show piece; the granite posts that led up to the house can still be seen at 454 Washington Street. In the 1880's, a decision to subdivide and develop the area was made, and house construction began on Rawson and Gardner Roads, coinciding with the widening of Beacon Street and the extension of the street car out to Cleveland Circle. The street plan for Aspinwall Hill was initially designed by Frederick Law Olmsted, and revised by Ernest Bowditch. Several of the Colonial Revival and Queen Anne houses and apartment style house from this period still stand although many were demolished and replaced by smaller houses in the 1920s and 1930s.

The precinct also contains some of the stores and services of Washington Square. Commercial in nature since the establishment of several tanneries along Washington Street in 1797, the square is now dominated by single story commercial structures, built in the 1920s and 1930s. There is a late 19th century Fire House.

The south part of Precinct 12 includes a portion of the original Frederick Law Olmsted designed Fisher Hill development. Buckminster, Clinton and Clark Roads were all part of the 1884 Olmsted plan, which is one of the most intact surviving example of the landscape architect's subdivision plans. Typical of his planning is the curvilinear street pattern, which was conceived to preserve many of the topographical features. Most of Fisher Hill was developed between 1890 and 1925, and the area contains a significant collection of single family homes.

◆ *Precinct 12 Today*

Consisting of 174 acres or 7,576,028 square feet of land area. Precinct 12 is typified by

single-family homes on small lots (7000 to 10,000 square foot lots). The precinct also contains two- and three-family residential, 4-8 family residential, multi-family residential, and almost four acres of land used for 4-8 family residential use. Precinct 12 consists a small amount of Beacon Street commercial within its borders, and also has a nursing home.

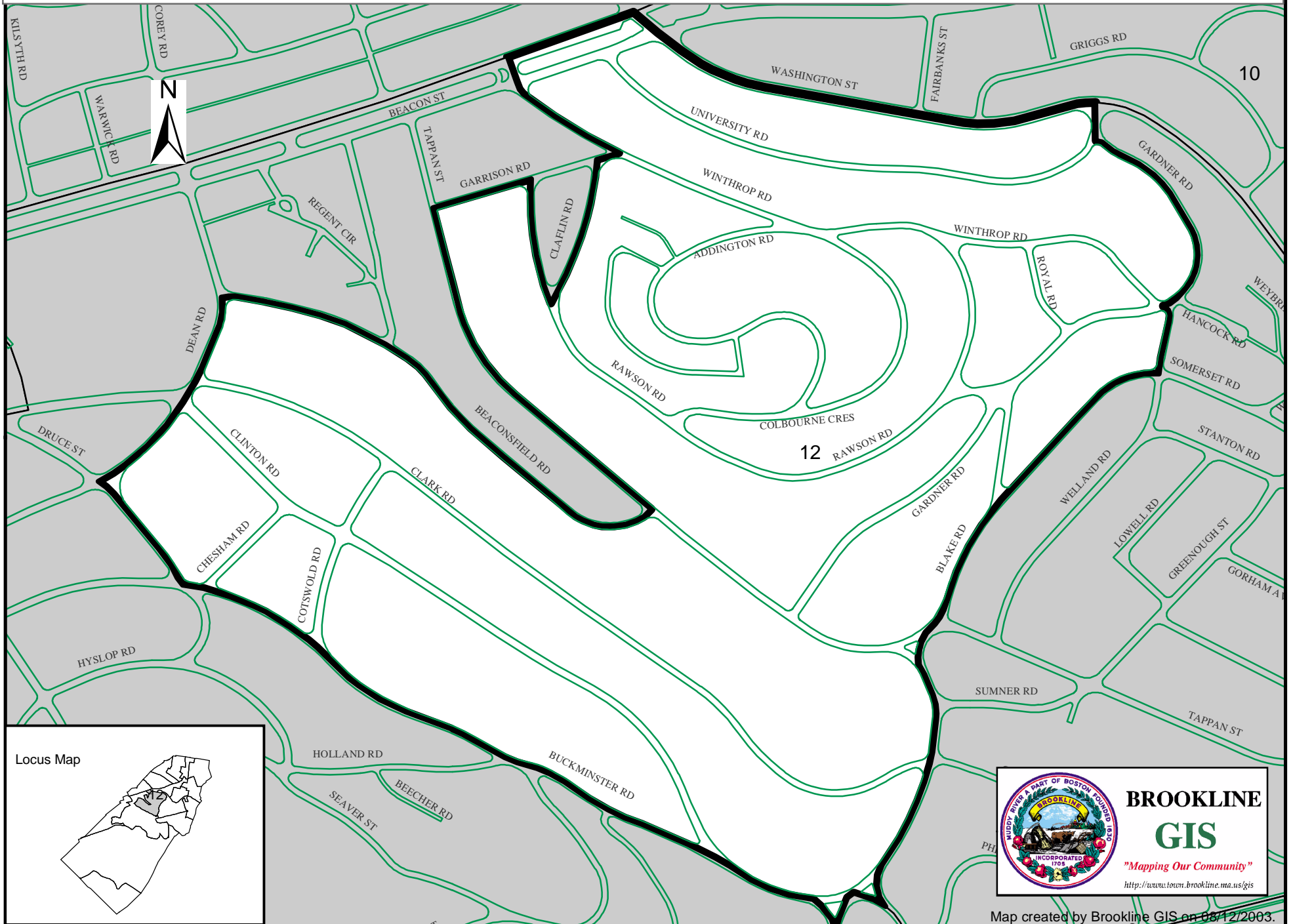
As noted, the predominant land-use pattern in Precinct 12 is single-family residential which is 47.8 percent of the land area of the precinct. The precinct also contains more than 17 acres of land used for two- and three-family residential, six acres of land in multi-family usage, and almost four acres of land used for 4-8 family residential use. Precinct 12's focus of activity is Beacon Street which provides easy access to both the Washington Square and Cleveland Circle commercial areas. Precinct 12 has approximately 1.7 acres of commercial and retail land uses along Beacon Street. Precinct 12 also contains 4.1 acres of public recreation and open space, primarily Schick Park and the Runkle School playground. Major public facilities in or near Precinct 12 include the Runkle School. Houses of worship in or near the precinct include the All Saints Church on

Beacon Street and the Congregation Beth Pinchas Synagogue. Precinct 12 is served by the Beacon Street and Riverside Green Line trains and Beacon Street as a major route for automobile traffic.

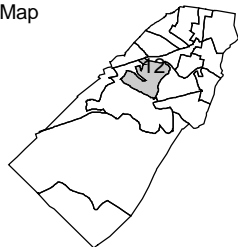
Pedestrian Footpaths of Precinct 12

Precinct 12 has eight of the seventeen Pedestrian Footpaths in northern Brookline. Most were developed in the 1890's to provide access to Beacon Street and the trolley that rolled down its newly expanded width, directly into the heart of downtown Boston. Addington, Claflin, Colbourne and Rawson Paths serve the top of Aspinwall Hill. Rawson Path links the top of the hill to the Brookline Hills MBTA stop on the D-line. Winthrop, University and Gardner Paths lead to Washington Street on the way to the Beacon Street C-line. Gardner is the oldest existing path, accepted by the Town in 1886. Claflin Path is the most recent in the area constructed in 1922 and just reconstructed by the Town in 2003. Beaconsfield Path was originally at a private train stop built to pass under the tracks. Accepted by the Town in 1917, it connects to Beaconsfield Street on the north and Clark Road on the south.

TOWN OF BROOKLINE PRECINCT NO. 12



Locus Map



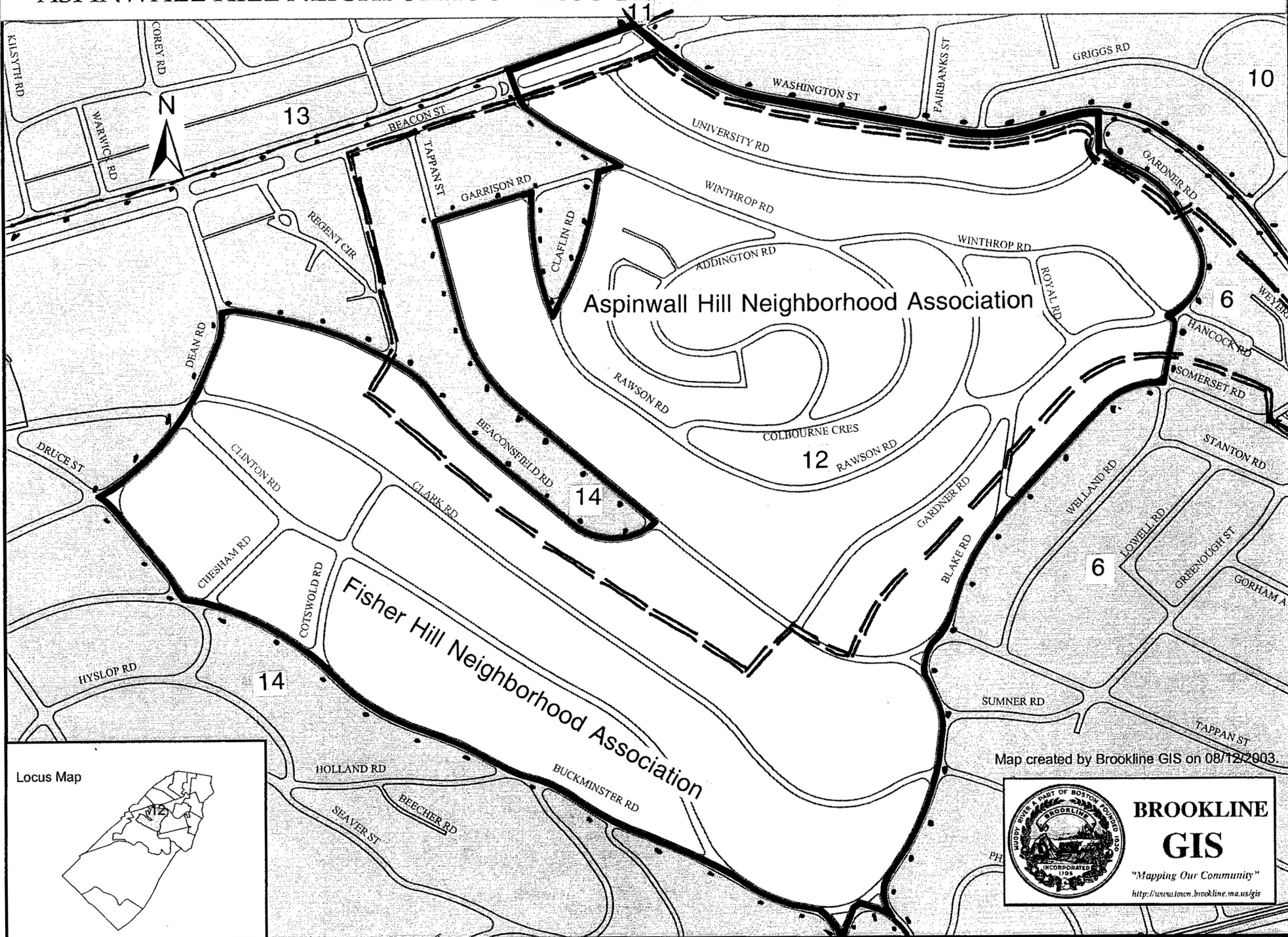
BROOKLINE
GIS

"Mapping Our Community"

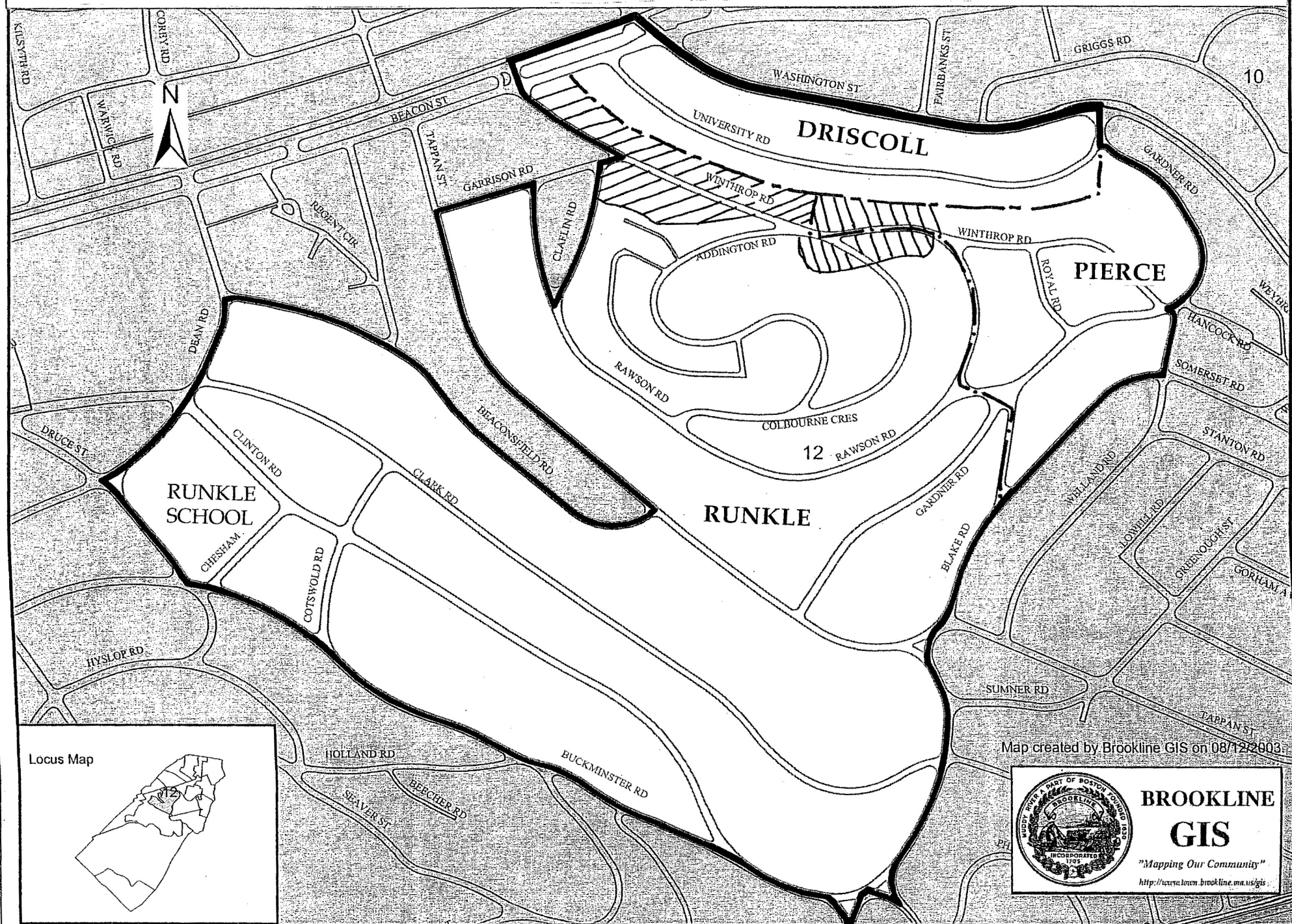
<http://www.town.brookline.ma.us/gis>

Map created by Brookline GIS on 08/12/2003.

ASPINWALL HILL NEIGHBORHOOD ASSOCIATION & TOWN OF BROOKLINE PRECINCT 12



TOWN OF BROOKLINE PRECINCT 12 & SCHOOL DISTRICTS WITH BUFFER ZONES



JOHN PIERCE SCHOOLS

The first Pierce Grammar School was completed in April 1855. A Committee had been appointed in April 1854 which recommended the building of a new school at the rear of the Town House on a newly laid out lot of the Town at the head of Mechanics' Street. John F. Edwards was chosen to draw the plans and specifications as well as superintend the project; he was paid \$300 for his labors. This brick four-room building was dedicated on May 5, 1855, and named after John Pierce, pastor of the First Parish Church and former chairman of the School Committee. It was located on a new street at the head of Mechanics Street (so-called). It contained desks and chairs for forty-eight students and in each of the four rooms maps adorned the classroom walls. The old north primary school was renamed the Pierce Primary School.

By the year 1856-57, this new school was already overcrowded. Fifteen students from the intermediate classes were sent to the Pearl Place school; later students were set up for instruction in the large tower room in the 1845 Town House. The next year, the School Committee recommended that the school be expanded, a new one built, or a room altered in the High School building for a primary class. The latter choice was taken. Julius Schweinfurth, the architect of the new Pierce Grammar School on School Street, also designed the alterations and addition of the old Pierce Grammar on Prospect Street. This building became, in 1900, the new Pierce Primary School when the 1859 brick school was turned into Holden Hall. In 1859, a new Pierce School, the Pierce Primary, was built at the corner of Holden and Prospect Street, designed by the architects Follen & Cabot. Only one wing was constructed although a center portion and another wing were part of the original design. It too was brick and contained two rooms. The central portion was constructed in 1863, and the class which had been in the High School was moved into the new rooms. By 1868, the fourth room was occupied and the number of students was already outgrowing the building. Two additional rooms were added after the designs of Peabody & Stearns in 1888. The school was closed at the end of the school year in 1900. This building became Holden Hall and was used for Town offices when the 1901 Pierce Primary opened. The alterations and connection to Town Hall were designed by the architect William G. Preston. This building stood on the site of the

Health Center. In 1897, the Town bought the Batchelder lot on Prospect Street for school purposes. On September 10, 1900, the new Pierce Grammar was dedicated. It faced School Street at the corner of Prospect Street (figure 67 and 68). This new Neo-Classical building was designed by Julius Schweinfurth. In 1934, Kilham, Hopkins & Greeley, designed a new cafeteria. Town Meeting authorized an addition for a gym to be a Works Progress Administration project; this was postponed since it was considered a low priority by the government. Kilham, Hopkins & Greeley prepared the plans. It was not until 1951 that a gym planned by Howard L. Rich was added. This brick structure was torn down in 1971 for a new Pierce Elementary school designed by Associated Architects for NPS.

MICHAEL DRISCOLL SCHOOL, Westbourne Terrace

In order to relieve congestion at the Runkle School, the Driscoll School was opened in 1911 with six classrooms and two kindergartens. The architects were Kilham & Hopkins. The school was named after Michael Driscoll who had been born in 1844 in Brookline, who was an 1861 graduate of Brookline High School and who served on the School Committee for 52 years.

In 1929, an addition by Little & Russell increased the school to eight classrooms, two kindergartens, a domestic science room, an auditorium and a gym. Alterations to both buildings were performed according to the plans of Richmond, Goldberg, Rich & Tucker in 1953. More classrooms and a gymnasium designed by Eugene Boudreau were added in 1979.

*Greer Hardwicke
Built by Brookline, 1990.
Brookline Preservation
Commission*

RUNKLE SCHOOLS, Druce Street

Town Meeting authorized the School Committee to buy a lot at the corner of Dean and Druce Streets. This school was named after John D. Runkle, an incorporator and the second president of M.I.T and Chair of the Brookline School Committee; he lived at #84 High Street. He was born in 1822 in New York and died in 1902 in Maine. After schooling in Maine and working on the farm, he entered the new Lawrence Scientific School at Harvard in 1847 and graduated with a degree in mathematics in 1851. In 1858, he founded the Mathematical Monthly which lasted until the Civil War. He was one of the original planners of William Barton Rogers's plan which established M.I.T. Runkle notified Rogers that he had been elected president of the new school in 1861. Runkle became the school's professor of Mathematics when it opened in 1865. When Rogers took a leave in 1868, Runkle became acting president; a post he kept until 1878. Runkle then took two years off and traveled to Europe studying technical and industrial education. After his return from Europe, Runkle resumed his position as head of the Math Department. During his tenure as M.I.T. president, he instituted a mining lab, started a two year course in Mechanics Arts and women were first admitted as students. He moved to Brookline c. 1870, first living on Harvard Street, then Harrison Place (Kent Street). In 1874, he bought the lot which became #84 High Street and hired Weston & Rand to design a house for him. He stayed there until 1897 when he moved to Cambridge. He later enlarged his lot on High Street and built the house at #84 in 1875-76.

He was on the School Committee from 1882 to 1897, at times chairman. He was instrumental in having Brookline adopt manual training for both boys and girls.

Plans for the new school were submitted by Julius Schweinfurth and Cabot, Everett & Mead. In December, the architects Cabot, Everett & Mead were chosen to design a six room schoolhouse. The school that was open on February 8, 1897 was two stories high with a basement. Each floor contained two classrooms and a teachers' room. The classrooms were on the south side of the building and the windows recessed for shelves for plants. Each classroom had 3 entrances into the corridor. The school originally opened with a kindergarten and one room with 2 teachers for the 3 primary grades. At the end of each corridor was a staircase. The Della Robbia "bambinos" were a 1896 gift to the school and were mounted on the front of the building. The school had kindergarten and pupils up to the fourth grade. The total cost was \$24,393.

By 1899, the School Committee decided that this area of Town also needed a grammar school. Peabody & Stearns were invited to submit plans for the lot adjacent to the Runkle Primary School for a new building. Money was appropriated in 1900 and Peabody & Stearns were invited to prepare plans. The architects discovered that the lot was too small for projected school, and the plans were modified. Instead of a separate building, a four room building of the same general character and size was placed directly opposite the existing building with a connecting wing containing ten additional classrooms and a basement above ground on three sides. It had a Kindergarten, rooms for instruction in cooking, sewing and sloyd. Two rooms were for manual training classes and the upper story of the connecting building could be finished now for a hall and later for more classrooms, if needed. The new school was completed in 1902 and opened with 207 pupils. In 1915, there was discussion about the need to build another building. In 1918, the crowded conditions necessitated giving up the kindergarten, and the assembly room was used as a classroom. During WWI, war gardens were planted on the grounds.

It was not until 1923-4 that a brick and terra cotta addition was designed by Julius Schweinfurth which added eight rooms and a teachers room as well as storage and a gymnasium. The kindergarten was restored.

The old buildings were demolished in 1962 to make way for the new Runkle School designed by Richmond & Goldberg. In 1962, construction began on the new Runkle School designed by Isider Chase & Carney Goldberg. It was ready for occupancy in September 1963. Portable classrooms were added in 1967 and 1972. Arrowstreet, Inc. designed an addition in 1987.

Greer Hardwiche
Built by Brookline, 1990.
Brookline Preservation
Commission



Brookline Precinct Profiles

Precinct 12

Prepared by the Town of Brookline's
Planning & Community Development Department
For the Town Meeting Members Association

POPULATION (2000 Census)

Cohort	Number	Percent
Under 5	145	4.0%
5 to 9	192	5.3%
10 to 14	186	5.2%
15 to 19	185	5.2%
20 to 24	253	7.0%
25 to 34	759	21.1%
35 to 44	542	15.1%
45 to 54	642	17.9%
55 to 64	352	9.8%
65 to 74	187	5.2%
75+	146	4.1%
Total	3589	100.0
Under 18	661	18.4%
Over 65	333	9.3%

ZONING

Zoning District	Sq. Ft.	Acres	Percent
Single-Family	4,327,835	99.4	57.1%
Two-Family	1,574,841	36.2	20.9%
Multi-Family	1,535,831	35.3	20.2%
Commercial/Office	137,251	3.2	1.8%
Total Land Area	7,576,028	174	100.00%

PARKS, RECREATION, & OPEN SPACES

Facility/Site

Schick Park
Runkle School Playground

HOUSING (2000 Census)

	Units	Percent
Owner-Occupied	847	55.9
Renter-Occupied	668	44.1
Total Units	1516	100.0
Affordable Units*	0	

*Source: Brookline Planning and Community Development Department

TOWN & SCHOOL FACILITIES

Facility

Runkle School

TAX EXEMPT PARCELS (NUMBER & AREA)*

	Number	Area (s.f.)
Precinct 12 Tax Exempt	9	236,771

Note: Parcels classified as Tax Exempt include all governmental, institutional, educational, religious and not-for-profit parcels.

*Sources: Town of Brookline GIS Database and
Town of Brookline Assessor's Office CAMA Database

HOUSES OF WORSHIP

Facility

Congregation Beth Pinchas Synagogue (Adjacent)
All Saints Church (Adjacent)

LAND USE*

Use Category	Sq. Ft.	Acres	Pct
Single-Family Residential	3,622,755	83.2	47.8%
Two-Family Residential	351,231	8.1	4.6%
Three-Family Residential	391,183	9.0	5.2%
4-8 Family Residential	163,729	3.8	2.2%
Multi-Family	260,058	6.0	3.4%
Retail	46,533	1.1	0.6%
Other Commercial	24,796	0.6	0.3%
Nursing Homes & Hospitals	10,297	0.2	0.1%
Charity	19,123	0.4	0.2%
Public Rec./Open Space	180,757	4.1	2.4%

[Land Use Table Continued on Next Page]

GOVERNMENT INFORMATION

School District	Runkle, Pierce, Driscoll
State Legislature	Part 15 th Norfolk (Frank Smizek)
State Senate	First Middlesex & Norfolk (Cynthia Creem)
US Congress	4 th (Barney Frank)
US Senate	Edward M. Kennedy, John Kerry



Brookline Precinct Profiles

Precinct 12

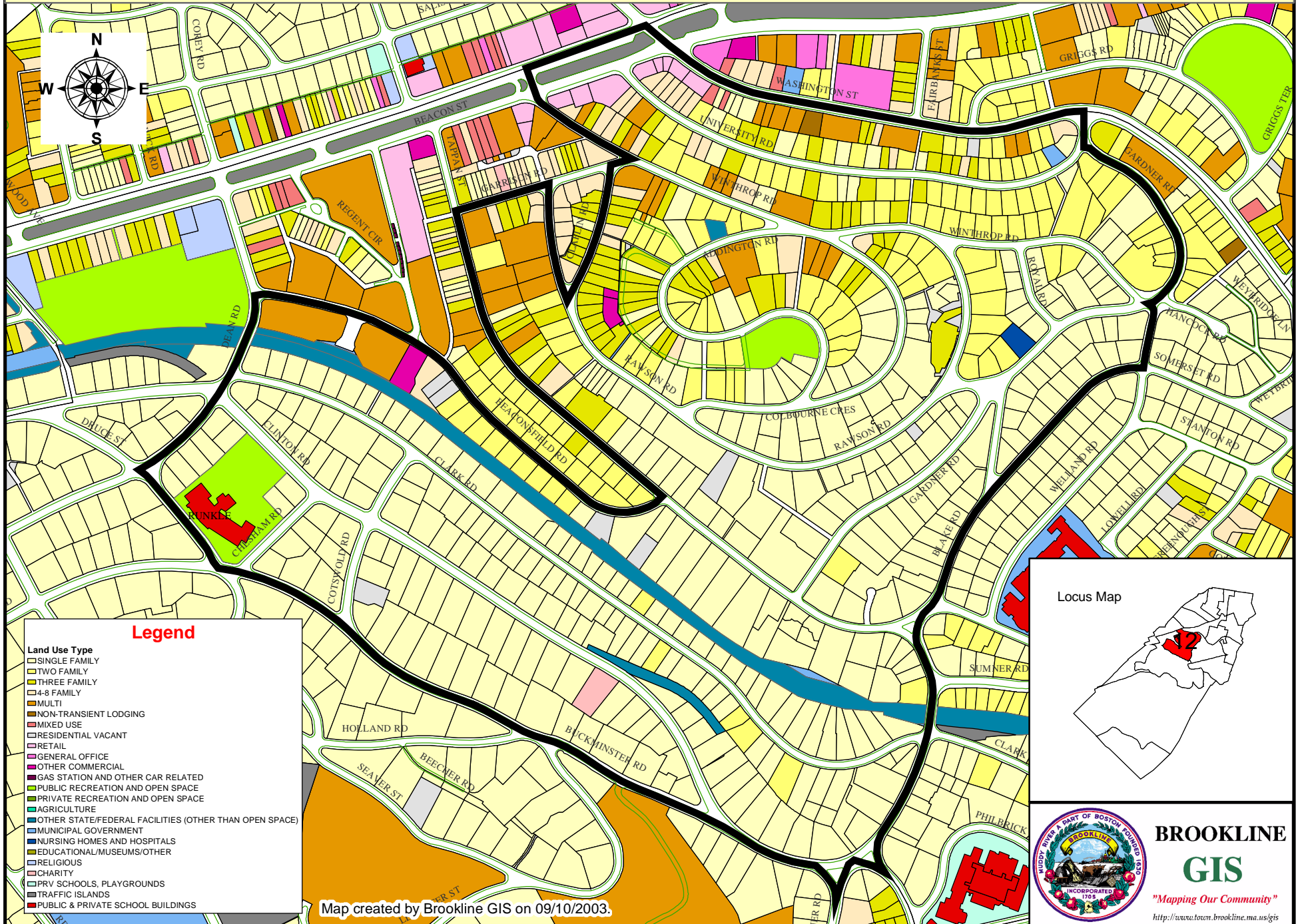
Prepared by the Town of Brookline's
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LAND USE CONTINUED

Use Category	Sq. Ft.	Acres	Pct
Municipal Facilities	12,207	0.3	0.2%
State/Federal Facilities	24,141	0.6	0.3%
Mixed Use	5340	0.1	0.1%
Non-Transient Lodging	7658	0.2	0.1%
Residential Vacant	75,487	1.7	1.0%
Total Land Area	7,575,756	174	100.0%

* Sources: Town of Brookline GIS Database and
Town of Brookline Assessor's Office CAMA Database

TOWN OF BROOKLINE LAND USE FOR PRECINCT NO. 12



TOWN OF BROOKLINE ZONING DISTRICTS FOR PRECINCT NO. 12

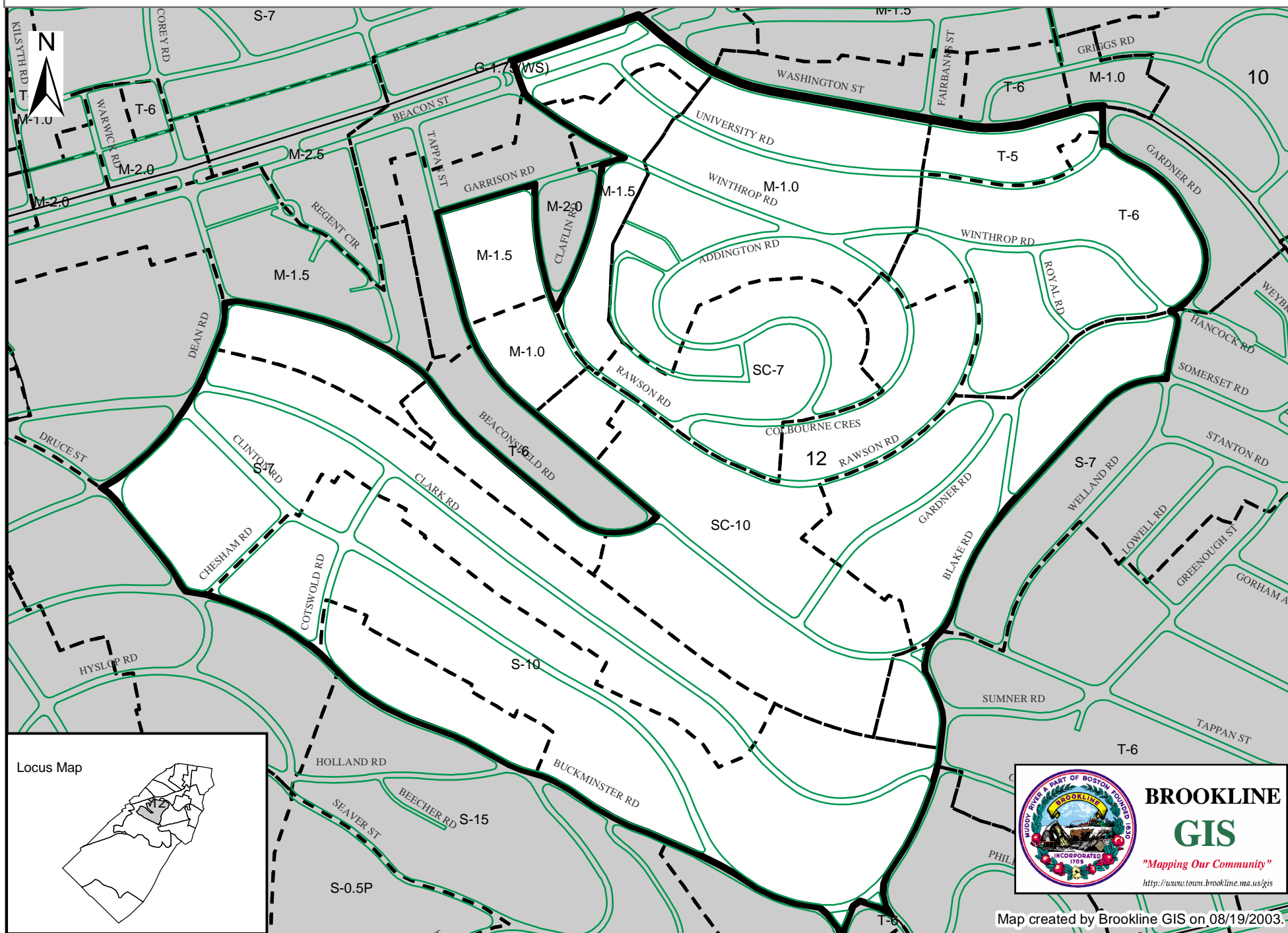


Table 5.01 - Table Of Dimensional Requirements		LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	LOT WIDTH MINIMUM (feet)	HEIGHT ⁹ MAXIMUM (feet)	MINIMUM YARD ^{3, 10} (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE					Front 1,6	Side ²	Rear	Landscape	Usable
S-40	1-family detached dwelling subject to Section 5.11(a) Cluster	20,000	0.20	110	35	30	20	50	10%	80%
	1-family detached dwelling not subject to Section 5.11	40,000	0.15	150	35	30	20	50	10%	100%
	Any other structure or principal use ¹⁵	40,000	0.15	150	35	40	30	60	100%	none
S-25	1-family detached dwelling subject to Section 5.11(a) Cluster	12,500	0.25	90	35	30	20	50	10%	60%
	1-family detached dwelling not subject to Section 5.11	25,000	0.20	120	35	30	20	50	10%	80%
	Any other structure or principal use ^{14, 15}	25,000	0.20	120	35	40	30	60	80%	none
S-15	1-family detached dwelling subject to Section 5.11(a) Cluster	7,500	0.30	75	35	25	15	40	10%	60%
	1-family detached dwelling not subject to Section 5.11	15,000	0.25	100	35	25	15	40	10%	60%
	Any other structure or principal use ¹⁵	15,000	0.25	100	35	35	25	50	60%	none
S-10	1-family detached dwelling	10,000	0.30	85	35	20	10	30	10%	40%
	Any other structure or principal use ¹⁵	10,000	0.30	85	35	30	20	40	40%	none
S-7	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
	Any other structure or principal use ¹⁵	7,000	0.35	65	35	30	20	40	30%	none
S-0.5P	1-family detached dwelling subject to Section 5.11(a) Cluster	7,500	0.30	75	35	25	15	40	10%	40%
	1-family detached dwelling not subject to Section 5.11	15,000	0.25	100	35	25	15	40	10%	60%
	Other dwelling structure		0.5	75	40	25	15	40	10%	40%
	First dwelling unit	300,000								
	Each additional dwelling unit	1,000								
S-0.75P	Any other structure or principal use ¹⁵	15,000	0.25	100	35	35	25	50	60%	none
	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
	Other dwelling structure		0.75	65	40	20	$10 + \frac{L^1}{10}$	30	10%	30%
	First dwelling unit	14,000								
	Each additional dwelling unit	1,000								
SC-7	Any other structure or principal use ¹⁵	7,000	0.35	65	35	30	20	40	30%	none
	1-family detached dwelling	10,000	0.35	65	35	20	7.5	30	10%	30%
	Converted 1-family detached dwelling	10,000	0.50	65	35	20	7.5	30	10%	30%
	Any other structure or principal use ¹⁵	10,000	0.35	65	35	30	20	40	30%	none
T-6	1-family detached dwelling	5,000	0.75	45	35	15	7.5	30	10%	30%
	2 family dwelling	6,000	0.75	55	35	15	10	30	10%	30%
	1-family attached dwelling	3,000	0.75	25	35	15	none ²	30	10%	30%
	Any other structure or principle use	6,000	0.75	55	35	25	20	40	30%	none
T-5	1-family detached dwelling	4,000	1.00	40	35	15	7.5	30	10%	30%
	2 family dwelling	5,000	1.00	45	35	15	10	30	10%	30%
	1-family attached dwelling	2,500	1.00	20	35	15	none ²	30	10%	30%
	Any other structure or principle use	5,000	1.00	50	35	25	20	40	30%	none

Required Lot Frontage: 25' in S and SC districts
20' in all other districts

Table 5.01 - Table Of Dimensional Requirements							PBI ¹¹		MINIMUM YARD ³ (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI ¹¹ NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT ⁹ MAXIMUM	B	NB	Front ^{1.6}	Side 2	Rear	Landc.	Useable ¹³
M-0.5	1-family detached dwelling	4,000	0.50	NA	40	35	NA	NA	15	7.5	30	10%	30%
	2-family detached dwelling	5,000	0.50	NA	50	35	NA	NA	15	10	30	10%	30%
	other dwelling structure		0.50	NA	none	35	NA	NA	15	$10 + \frac{L^2}{10}$	30	10%	30%
	first dwelling unit	3,000											
	each additional dwelling unit	2,000											
	Any other structure or principle use	5,000	0.50	NA	none	35	NA	NA	25	20	40	30%	none
M-1.0 & M-1.0 (CAM)	1-family detached dwelling	4,000	1.00	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.00	NA	45	35	NA	NA	15	10	30	10%	20%
	1-family attached dwelling	2,250	1.30	NA	20	35	NA	NA	15	none	30	10%	20%
	other dwelling structure		1.00	NA	none	40	NA	NA	15		30	10%	20%
	first dwelling unit	3,000											
	each additional dwelling unit	1,000											
	Any other structure or principal use	5,000	1.00	NA	none	40	NA	NA	25	$10 + \frac{L^2}{10}$	40	20%	none
M-1.5	1-family detached dwelling	4,000	1.50	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.50	NA	45	35	NA	NA	15	10	30	10%	20%
	other dwelling structure	none	1.50	1.9	none	45 - 50	NA	60				10%	15%
	Any other structure or principal use*	5,000	1.50	1.9	none	45 - 50	NA	60	Under 40' 15 40' and Over $15 + \frac{H}{10}$	$10 + \frac{L^2}{10}$ $\frac{H + L}{6}$	$\frac{H + L}{6}$ But at least 30'	20%	none
	*add 10 feet to each minimum yard requirement												
M-2.0	1-family detached dwelling	4,000	2.00	NA	40	35	NA	NA	10	7.5	30	10%	20%
	2-family detached dwelling	5,000	2.00	NA	45	35	NA	NA	10	10	30	10%	20%
	other dwelling structure	none	2.00	2.5	none	50	60	70				10%	10%
	Any other structure or principal use*	5,000	2.00	2.5	none	50	60	70	Under 40' 15 40' and Over $15 + \frac{H}{10}$	$10 + \frac{L^2}{10}$ $\frac{H + L}{6}$	$\frac{H + L}{6}$ But at least 30'	20%	none
	*add 10 feet to each minimum yard requirement												
M-2.5	1-family detached dwelling	4,000	2.50	NA	40	35	NA	NA	10	7.5	30	10%	20%
	2-family detached dwelling	5,000	2.50	NA	45	35	NA	NA	10	10	30	10%	20%
	other dwelling structure	none	2.50	3.5	none	50	75	85				10%	5%
	Any other structure or principal use*	5,000	2.50	3.5	none	50	75	85	Under 45' 15 45' and Over $15 + \frac{H}{10}$	$10 + \frac{L^2}{10}$ $\frac{H + L}{6}$	$\frac{H + L}{6}$ But at least 30'	20%	none
	*add 10 feet to each minimum yard requirement												

Required Lot Frontage: 25' in S and SC districts
20' in all other districts

SECTION 5.01 TABLE OF DIMENSIONAL REQUIREMENTS							PBI ¹¹		MINIMUM YARD ³ (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI ¹¹ NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT ⁹ MAXIMUM							
							B	NB	Front ^{1,6}	Side 2	Rear	Landsc.	Useable ¹³
L-0.5	Any Structure or principal use (dwelling-footnote 5)	none ⁴	0.5	NA	none ⁴	40	NA	NA	10	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
L-1.0	Any Structure or principal use (dwelling-footnote 5)	none ⁴	1.0	NA	none ⁴	40	NA	NA	10	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
G-1.0	Any Structure or principal use (dwelling-footnote 5)	none ⁴	1.0	NA	none ⁴	40	NA	NA	none	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
G-1.75	Any Structure or principal use (dwelling-footnote 5)	none ⁴	1.75	2.25	none ⁴	45	NA	70(CC)**	none	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
G-1.75 (LSH)	Any Structure or principal use (hotel – footnote 16)	none	3.30	NA	none	90 (8 stories)	NA	NA	none	none ⁷	none	none	none
G-2.0	Any Structure or principal use (dwelling-footnote 5)	none ⁴	2.0	2.5	none ⁴	45	60 45 (CA)	70 55(CA) 100(VS)	none	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
O-1.0	Any Structure or principal use (dwelling-footnote 5)	none	1.0	NA	none	40	NA	NA	20	H ³	H ³	none	none ⁵
O-2.0 (CH)	Any Structure or principal use (dwelling-footnote 5)	none ⁴	2.0	2.5	none ⁴	50	60	100	20	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
I-1.0	Any Structure or principal use (dwelling-footnote 5)	none ⁴	1.0	NA	none ⁴	40	NA	NA	20	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵

(Additional regulations are contained in the text of Article 5.00)

**Maximum 7 stories

**Required Lot Frontage: 25' in S and SC districts
20' in all other districts**

FOOTNOTES:

1. If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line.
2. At the end of each row or block of one-family attached dwellings, a yard shall be provided along the street line or side lot line of at least ten feet plus one foot for each dwelling unit in excess of two. In T districts, see also §5.48. In M districts, a building subject to the side yard formula:

$$10 + \frac{L}{10}$$

may be built to the side lot line: (a) as a matter of right if, on the adjoining lot, a principal building with no setback from that lot line already exists or is proposed to be built concurrently; (b) by special permit if the Board of Appeals finds that reasonable development of the lot necessitates building to the side lot line, such action does not unreasonably infringe upon the light and air of any existing adjoining building, and the party wall is solid and has neither doors nor windows. A building with

no side yard shall not have a building wall on the side lot line extending more than 70 feet to the rear of the front yard required by this By-law; except that a building wall may be located along any part of a side lot line on which a principal building on the adjoining lot abuts between the rear yard required by this By-law and the required front yard line. Where building walls more than 70 feet to the rear of the required front yard are not permitted to be built along the side lot line, said walls shall have a side yard setback not less than:

$$10 + \frac{L}{10}$$

the "L" dimension being that portion of the wall required to be set back from the side lot line.

3. L is the length of a wall parallel (or within 45 degrees of parallel) to the lot line, measured parallel to the lot line, subject to the provisions of [§5.41](#) for buildings of uneven alignment or height. H is the height, measured as provided in [§5.30](#), of that part of the building for which the setback or yard is to be calculated.
4. Automotive uses are subject to the requirements of [§§ 6.30](#) and [6.40](#).
5. See [§5.07](#), Dwelling in Business and Industrial Districts.
6. See [§5.54](#), Exception for Existing Alignment.
7. See [§5.64](#), Side Yards for Non-Dwelling Uses in Business or Industrial Districts.
8. See [§5.73](#), Rear Yard in Business or Industrial Districts.
9. Where two different maximum height figures are specified with a hyphen for the same use in one zoning district, the lower figures shall apply to any lot or part of a lot located in a buffer area as defined by [§5.31, paragraph 3](#). Where a height figure is followed by a zoning district designation as defined in [§3.02](#), that figure shall be the maximum allowable height in that category for that particular district.
10. The setback requirements for other dwelling structures in any of the S and T districts shall be the most restrictive setbacks required for the dwellings permitted in the districts, but the side yard setback shall be no less than 10 feet in any case.
11. PBI (Public Benefit Incentives) for floor area ratio and height may be granted only if the requirements of [§5.21](#) and [§5.32](#) respectively are satisfied. B represents buffer area and NB nonbuffer area regulations. Further, projects shall also be subject to any design guidelines adopted by the Planning Board.
12. Where any land in a G-2.0 Districts abuts a public street opposite any land in an S district, any building in the G-2.0 District shall be set back a minimum 20 feet from the street lot line facing the S district and the setback area shall be landscaped and not be used to provide parking.
13. See [§5.91](#), Minimum Usable Open Space, for open space requirements for residential use with more dwelling units than are permitted as of right in that district.
14. For life care facilities in S-25 districts, the Board of Appeals may allow by special permit an FAR up to 0.3, where appropriate public benefits are provided, such as listed in [§5.21, paragraph 1](#).
15. For dwelling subject to [§5.11, paragraphs 2](#) and [3](#), the allowed floor area ratio maximum shall be the same as for 1-family detached dwellings subject to [§5.11, paragraph 1](#) in the relevant zoning district.
16. In the G-1.75 (LSH) Limited Service Hotel District, for Use 8A, Limited Service Hotel, the following dimensional requirements are allowed: Floor Area Ratio Maximum of 3.30; Height Maximum of 90 Feet and 8 stories above grade; and Minimum Rear Yard – None.

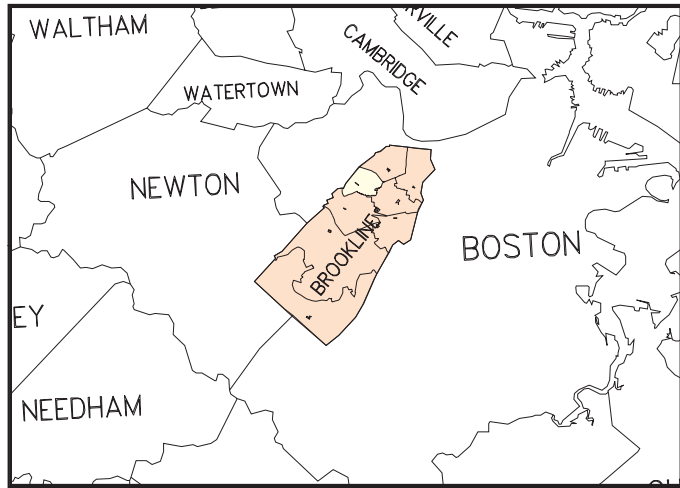
TOWN OF BROOKLINE

DRISCOLL SCHOOL DISTRICT

Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

Locus Map



Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data development based on BECo.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECo.'s street network and the assessor's parcels GIS data layer.

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECo.)

Open Space: The Open Space includes Agricultural and Recreational land, Brookline Land Trust, Cemeteries, Community Parks, Conservation Areas, Conservation Restrictions, Golf Course, National Historic Sites, Neighborhood Parks & Playgrounds, Open Space Park and Rec. Opportunities, Passive Parks, Private Institutions, School Playgrounds, State Properties and Traffic Islands. Traffic Islands are not shown on this map. SUAML/plotbyschldist.a

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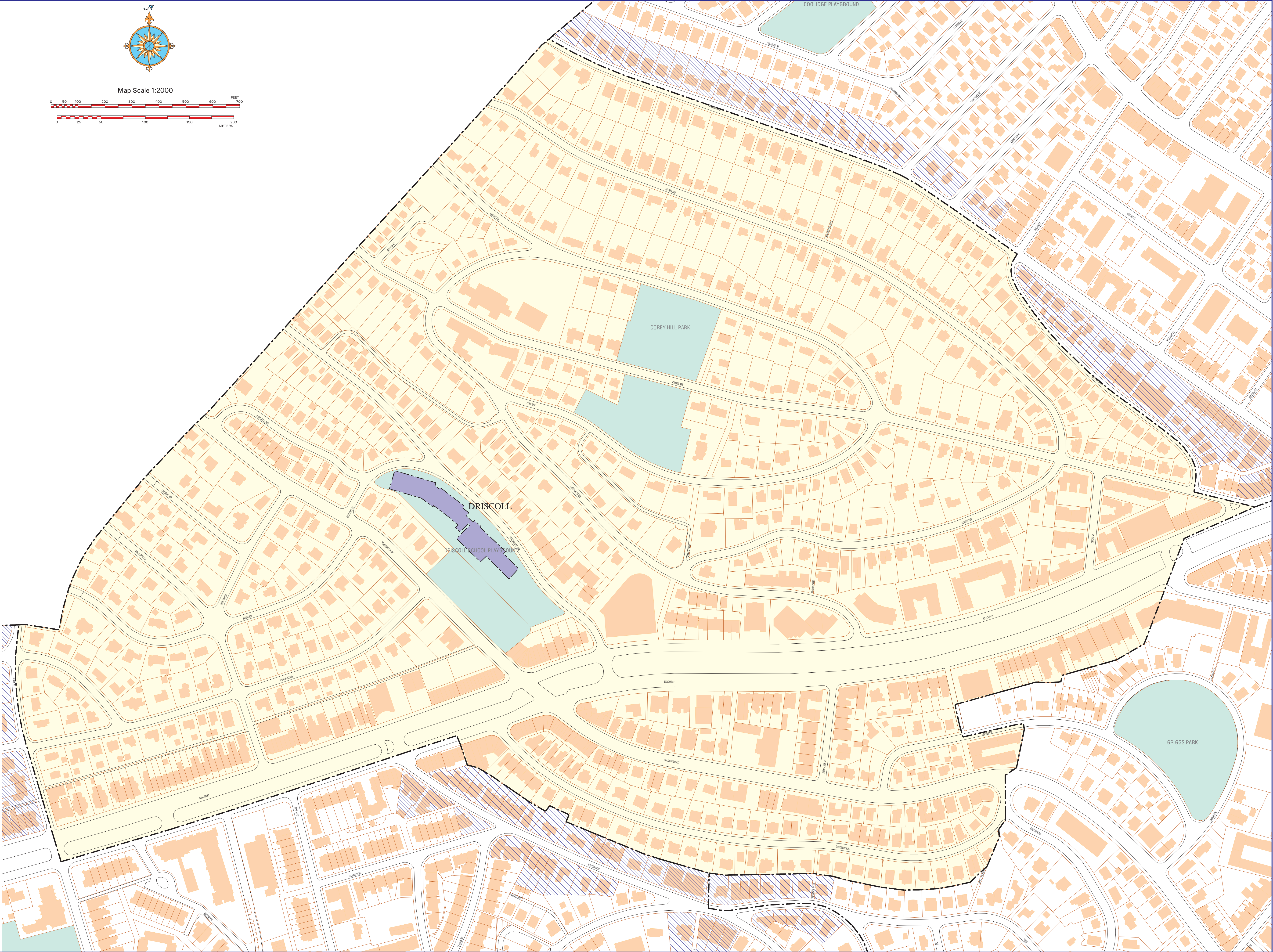
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TOWN OF BROOKLINE

PIERCE
SCHOOL DISTRICT

Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

Locus Map



Data Sources

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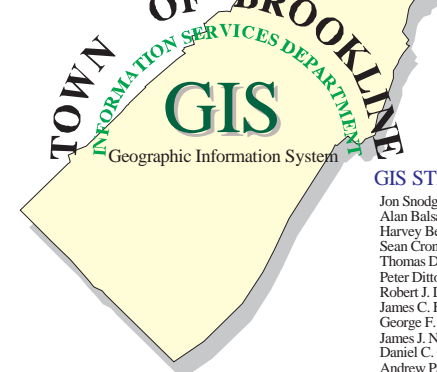
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Map NAME: SUAML/plotbyschldist.aml
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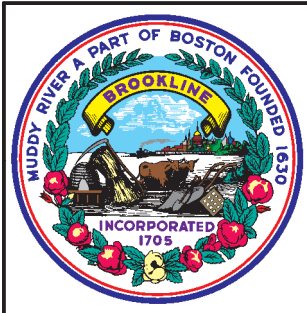


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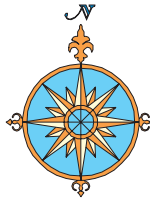
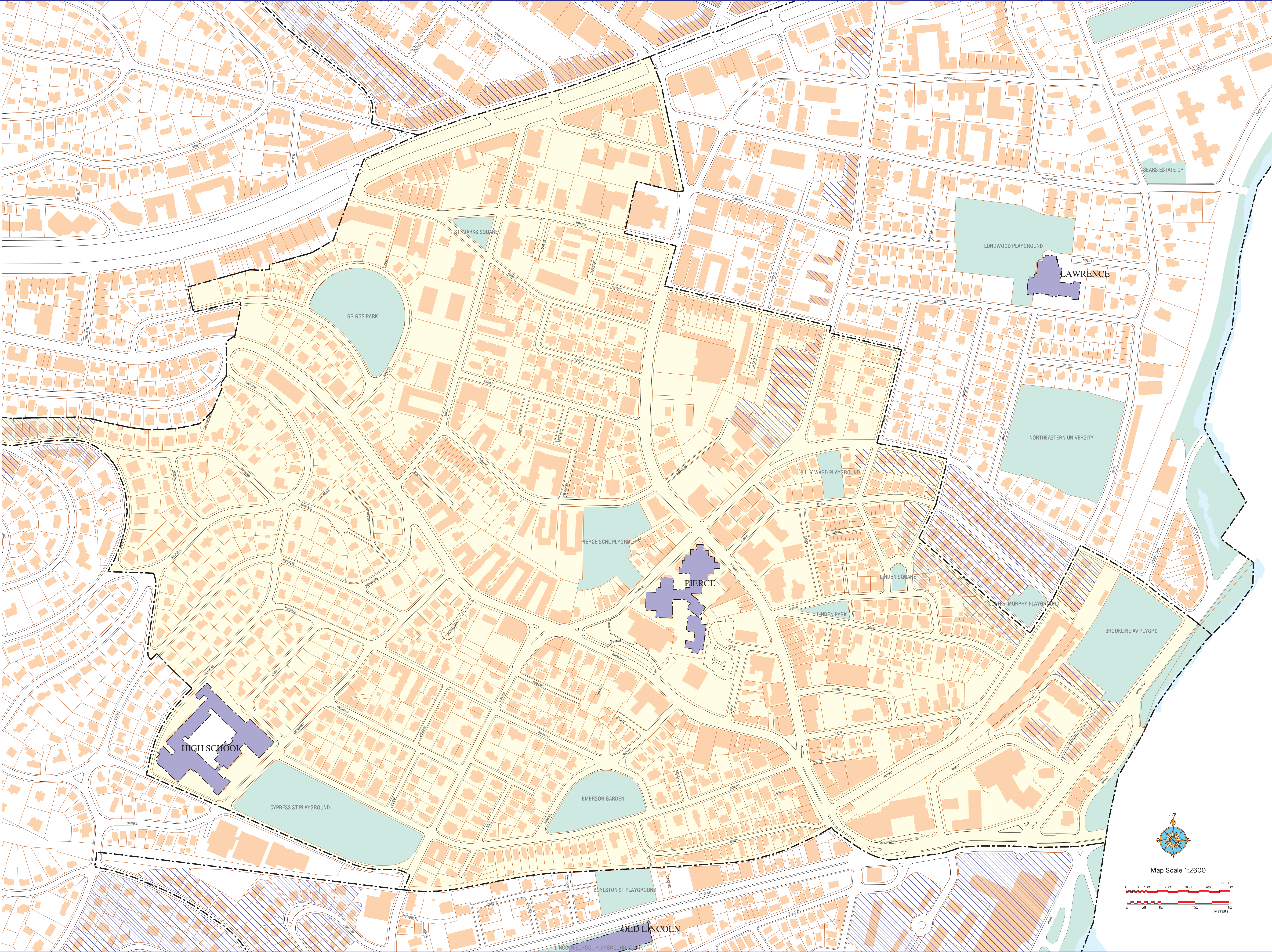
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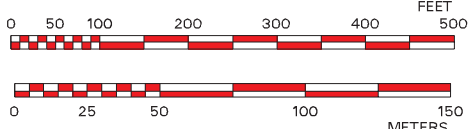


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Map Scale 1:2600



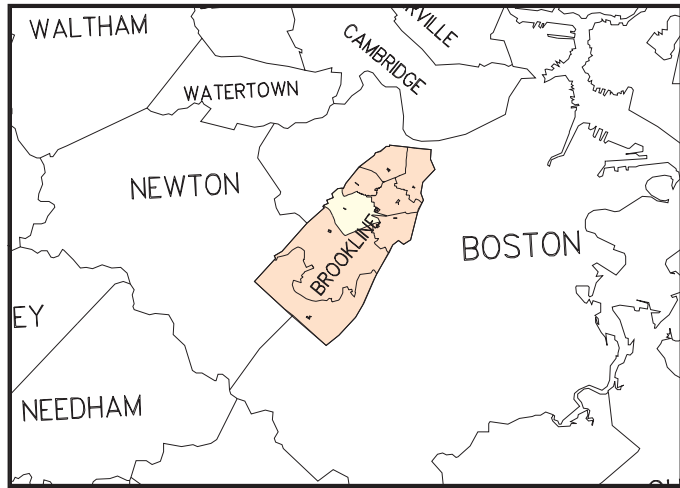
TOWN OF BROOKLINE

RUNKLE SCHOOL DISTRICT

Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

Locus Map



Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data development based on BECo.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

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





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POTENTIAL GREENWAYS

LEGEND

-  OTHER OPEN SPACES
-  TOWN OWNED PATHWAYS
-  BEACON STREET
-  WEBSTER STREET TO RIVERWAY
-  ROUTE 9
-  AMORY STREET
-  BROOKLINE VILLAGE
-  COMMONWEALTH AVENUE
-  CHARLES TO CHARLES
-  URBAN TRAIL
-  RESERVOIR THROUGH HEATH SCHOOL
SARGENT POND TO RESERVOIR
-  HIGH SCHOOL
-  SOUTH BROOKLINE LOWER BELT
-  WATER BODY
-  STREAMS AND RIVERS
-  STREET CENTERLINE
-  MBTA RAIL LINES
-  BUS ROUTES
-  TOWN BOUNDARY
-  BUS STOPS
-  MBTA RAIL STOPS

DATA SOURCES

GREENWAYS: Brookline Conservation Commission

Open Space: Brookline GIS, 3/97. Developed in house by Brookline GIS staff with the help of the Conservation Commission. Based upon the Boston Edison street network, parcels data layer. Attribute information derived from the 'OPEN SPACE IN BROOKLINE' publication by the Conservation Commission.

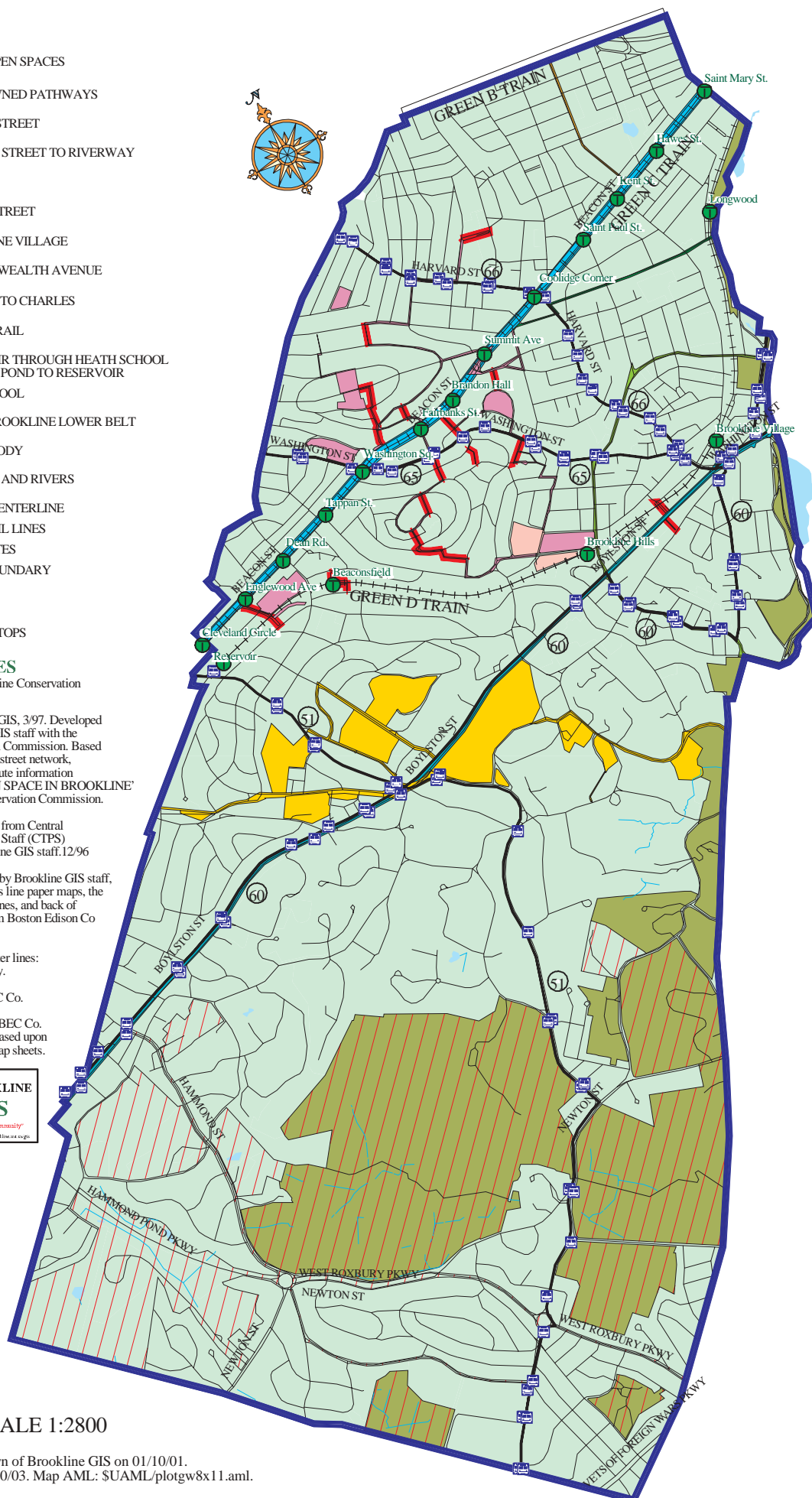
MBTA Lines: Obtained from Central Transportation Planning Staff (CTPS) and modified by Brookline GIS staff. 12/96

Bus Routes: Developed by Brookline GIS staff, based upon MBTA's bus line paper maps, the street edges, centerlines, and back of sidewalks base data from Boston Edison Co 08/97.

Street Edges, Street Center lines: Boston Edison Company.

WATER BODIES: BEC Co.

TOWN BOUNDARY: BEC Co.
Updated by CDM Inc. based upon Brookline Assessor's map sheets.



MAP SCALE 1:2800

Map created by Town of Brookline GIS on 01/10/01.
Map printed on 09/30/03. Map AML: \$UAML/plotgw8x11.aml.

TOWN OF BROOKLINE, MASSACHUSETTS

EXISTING AFFORDABLE HOUSING UNITS

AS OF JANUARY 2003

AFFORDABLE HOUSING DEVELOPMENTS/UNITS

KEY	NAME/ADDRESS	UNITS	TARGET POPULATION	FINANCING
Subsidized Housing Owned by Private Investors (Rentals)				
FP1	(Now NP9)			
FP2	(Now NP10)			
FP3	(Now NP11)			
FP4	1371 Beacon St.	30	general	MHFA, federal 236
FP5	Village at Brookline	153	elderly/disabled	MHFA, federal
FP6	Village at Brookline	154	general	MHFA, federal
FP8	1019 Beacon St.	23	individual(SRO)	Town HOME
FP9	Longwood Towers	2	general	inclusionary zoning
FP10	The Colchester	4	general	inclusionary zoning
FP11	74 Kent St.	2	general	inclusionary zoning
FP12	77 Marion St.	4	general	inclusionary zoning
FP13	110 Cypress St.*	5	general	inclusionary zoning
FP14	75-81 Boylston St.*	1	general	inclusionary zoning
Subtotal		378		
Public Housing Owned by The Brookline Housing Authority (Rentals)				
PH1	Sussman House	100	elderly/disabled	Federal
PH2	O'Shea House	100	elderly/disabled	Federal
PH3	Morse Apartments	99	elderly/disabled	Federal
PH4	Kickham Apartments	39	elderly/disabled	Federal
PH5	Col Floyd Apartments	60	elderly/disabled	State
PH6	Trustman Apartments	50	general	State
PH7	Trustman Apartments	34	elderly/disabled	State
PH8	Walnut Apartments	24	elderly/disabled	Federal
PH9	Walnut Apartments	76	general	Federal
PH10	High St. Veterans	186	general	State
PH11	Egmont St. Veterans	120	general	State
PH12	Kilgalon House	8	special needs	State
PH13	McCormack House	10	special needs	State
PH14	Connelly House	13	special needs	State
PH15	Condominium	1	elderly/disabled	State
PH16	Condominium	1	elderly/disabled	State
Subtotal		921		
Subsidized Housing Owned/Controlled by Non-Profits/Cooperatives (Rentals)				
NP1	Paul Sullivan Trust	29	individuals(SRO)	State
NP2	Humanity House	10	special needs	State
NP3	Goddard at Brookline	17	elderly assisted hsg	Inclusionary Zoning
NP4	Brookline Cooperative	116	general	Federal
NP5	Sara Wallace House	17	individuals(SRO)	Town HOME & CDBG
NP6	Ruth Cowan House	9	elderly	Town HOME; State
NP7	1754 Beacon St.*	13	individuals(SRO+)	Town HOME; Housing Trust,State
NP8	1876 Beacon St.*	14	individual(SRO)	Town; State
NP9	100 Centre St.	127	general	MHFA, Federal Section 236 (121A)
NP10	120 Centre St.	104	elderly/disabled	MHFA, Federal Section 236, LIHTC
NP11	1550 Beacon St.	107	general	MHFA, Federal Section 236, LIHTC
Subtotal		563		
Owner-Occupied Units				
OO1	1162-64 Boylston St.	6	general	Inclusionary Zoning
OO2	Kendall Crescent	5	general	Inclusionary Zoning
OO3	The Hammonds I*	3	general	Inclusionary Zoning
OO4	The Hammonds II*	7	general	Inclusionary Zoning
OO5	Residence at 51 Park St.*	2	general	Inclusionary Zoning
OO6	Residence at St. Paul St.*	8	general	Inclusionary Zoning (1 unit with home)
Subtotal		31		
TOTAL		1,893		

*Permitted and/or Under Development

LEGEND

- INVESTOR OWNED RENTALS
- BROOKLINE HOUSING AUTHORITY OWNED RENTALS
- NON PROFIT/COOPERATIVE OWNED RENATLS
- OWNER-OCCUPIED
- <10 UNITS
- 10-24 UNITS
- 24-59 UNITS
- 50-99 UNITS
- >100 UNITS
- PARCEL LINES
- STREET EDGES

DATA SOURCES

AFFORDABLE HOUSING: Developed by Brookline GIS based on information from the Housing Division of the Brookline Department of Planning and Community Development.

STREET EDGES: Boston Edison Company.

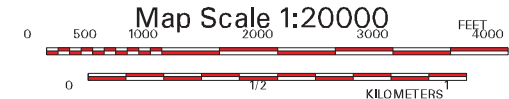
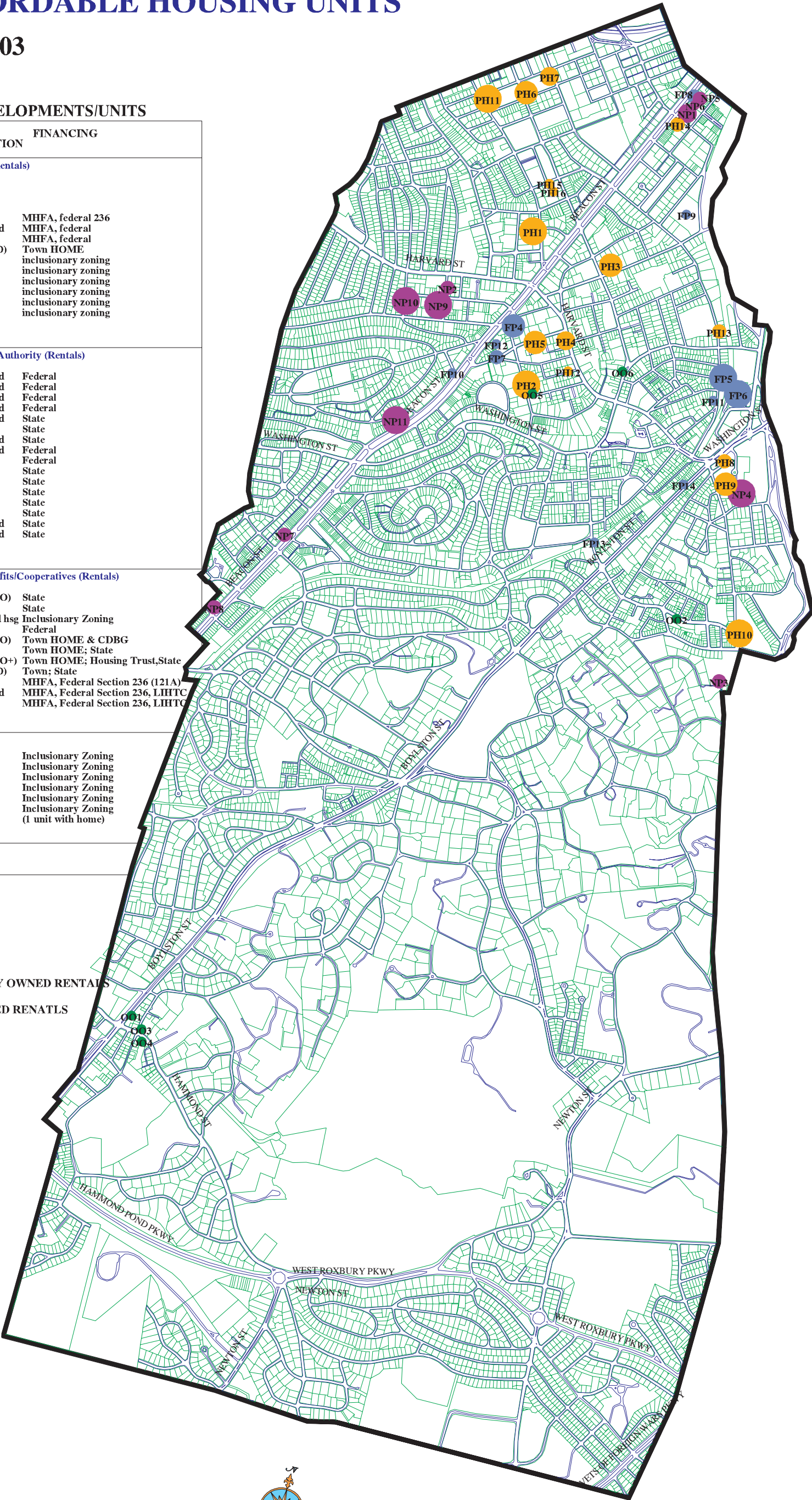
PARCELS: Boston Edison Company.

TOWN BOUNDARY: Boston Edison Company. Updated by Camp Dresser and McKee, Inc. and it is based upon Brookline Assessor's

DISCLAIMER

The information shown on this map is from the Brookline Geographic Information System (GIS) database.

The Town of Brookline cannot guarantee the accuracy of the information. Users are responsible for determining its suitability for their intended use or purpose.



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Map AML: \$UAML/plotth_symbol03-11x17.aml

AFFORDABLE HOUSING DEVELOPMENTS / UNITS

as of June, 2003

Name/Address	Year	Total Units	Afford. Units	Owner Type	Max income in relation to SMSA Median Income						Counted for Chapter 40B	Target Population	Financing
					< 50%	<60%	<80%	<95%	<100%	<110%			
SUBSIDIZED HOUSING OWNED BY PRIVATE INVESTORS (rentals)													
Beacon Park	1972	80	30	investor	20		10				80	general	MHFA, Federal Section 236 (121A)
Village at Brookline	1975	153	153	investor	39	115					153	elderly/disabled	MHFA, Federal Section 236 / LIHTC (121A)
Village at Brookline	1975	154	154	investor	38	115					154	general	MHFA, Federal Section 236 / LIHTC (121A)
1019 Beacon St.	1995	23	23	investor	5	18					0	individuals (SRO)	Brookline HOME
Longwood Towers	2000		2	investor					2		0	general	Inclusionary zoning
The Colchester	2000	57	4	investor	3		1				4	general	Inclusionary zoning
The Lofts at Brookline Village	2002	21	2	investor	2						2	general	Inclusionary zoning
77 Marion St./1405 Beacon St.	2002	44	4	investor	4						[+4]	general	Inclusionary zoning
110 Cypress St. *	2004	45	5	investor	5						[+5]	general	Inclusionary zoning
75-81 Boylston St.*	2004	5	1	investor			1				[+1]	general	Inclusionary zoning
323 Boylston St.*	2005	29	4	Investor			3		1		[+3]	general	Inclusionary zoning
sub-total			382										

PUBLIC HOUSING - OWNED BY THE BROOKLINE HOUSING AUTHORITY (rentals)													
High St. Veterans	1947	186	186	BHA			186				186	general	State
Egmont St. Veterans	1949	120	120	BHA			120				120	general	State
Col Floyd Apts.	1958	60	60	BHA			60				60	elderly/disabled	State
Walnut Apts.	1965	24	24	BHA			24				24	elderly/disabled	Federal
Walnut Apts.	1965	76	76	BHA			76				76	general	Federal
O'Shea House	1967	100	100	BHA			100				100	elderly/disabled	Federal
Sussman House	1968	100	100	BHA			100				100	elderly/disabled	Federal
Trustman Apts.	1973	50	50	BHA			50				50	general	State
Trustman Apts.	1973	34	34	BHA			34				34	elderly/disabled	State
Morse Apts.	1975	99	99	BHA			99				99	elderly/disabled	Federal
Kickham Apts.	1978	39	39	BHA			39				39	elderly/disabled	Federal
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
McCormack House	1986	10	10	BHA			10				10	special needs	State
Kilgalon House	1994	8	8	BHA			8				8	special needs	State
Connelly House	1995	13	13	BHA			13				13	special needs	State
sub-total			921										

SUBSIDIZED HOUSING OWNED/CONTROLLED BY NONPROFITS / COOPERATIVES (rentals)													
Brookline Cooperative	1965	116	116	cooperative				116			116	general	Federal Section 221(d)(3) BMIR (121A)
Center Comm'ties - 100 Centre	1970	211	127	non-profit/LP	53		53		21		217	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Center Comm'ties - 1550 Beacon	1972	179	107	non-profit/LP	45		45		17		180	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Humanity House	1973	10	10	non-profit	10						10	special needs	State
Center Comm'ties - 112 Centre	1974	124	104	non-profit/LP	26		78				125	elderly/disabled	MHFA, Section 8
Paul Sullivan Trust	1980's	28	26	non-profit	26						28	individuals (SRO)	State
Goddard at Brookline	1997	17	17	non-profit	4		9		4		13	elderly assisted hsg	Inclusionary zoning
DMR/DMH Housing		24	24	non-profit	24						24	special needs	State DMR / DMH
Sara Wallace House	1997	17	16	non-profit	3	13					16	individuals (SRO)	Brookline HOME & CDBG
Ruth Cowan House	1998	9	9	non-profit	9						9		
1754 Beacon St.	2003	14	13	non-profit	4	6	3				[+14]	individuals (SRO+)	Brookline HOME, State
1876 Beacon St.	2003	15	14	non-profit	7	5	1		1		[+15]	individuals (SRO)	Brookline CDBG, State, Inclu. zoning
St. Aidan's (rentals)*	2004	59	20	non-profit/LP		20					[+20]	general	Brookline, State, Private
sub-total			603										

OWNER-OCCUPIED UNITS													
1162-4 Boylston St.	1999	6	6	owner-occ'd			6				6	general	Inclusionary zoning off-site
Kendall Crescent	2000-02	35	5	owner-occ'd			4		1		4	general	Inclusionary zoning
The Hammonds I	2003	23	3	owner-occ'd					3		0	general	Inclusionary zoning
The Hammonds II*	2004	52	7	owner-occ'd					7		0	general	Inclusionary zoning
Residences at 51 Park St.*	2004	9	2	owner-occ'd			2				[+2]	general	Inclusionary zoning
Residences at St. Paul*	2004	49	8	owner-occ'd			5		3		[+5]	general	Inclusionary zoning (1 unit with HOME)
St. Aidan's ownership*	2004	[59]	30	owner-occ'd			15			15	[+15]	general	Brookline Housing Trust & HOME; State
Homebuyer Assistance Program	1992+	25	25	owner-occ'd							0	general	Brookline HOME/CDBG
Homebuyer Assistance Program	2001+	3	3	owner-occ'd							0	general	Brookline HOME/CDBG
sub-total		89											
TOTAL AFFORDABLE UNITS *		1995											
Total units currently available		1918		By targeted income	327 16%	292 14%	1157 56%	116 6%	60 3%	15 1%	2062 [+84] 2146	included in 40B Expected adds Total projected	7.86 % of 26,224 .32 % of 26,224 8.18 % of 26,224
* Constructed, Permitted and/or Under Development													

LOTS BELOW ZONED LOT SIZE

